



COMMUNITY DEVELOPMENT DEPARTMENT

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17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.ch.morgan-hill.ca.gov](http://www.ch.morgan-hill.ca.gov)

**ARCHITECTURAL REVIEW BOARD**

**THURSDAY, DECEMBER 5, 2002**

**THE  
VILLAS MEETING ROOM  
(Located adjacent to City Hall, at rear of building)  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

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**BOARD MEMBERS**

CHAIR, YARMILA KENNETT  
VICE-CHAIR, ROD MARTIN  
JAMES FRUIT  
JERRY PYLE  
VACANCY

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

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**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**OLD BUSINESS:**

1. **SITE REVIEW, SR-01-02: CONDIT-PATEL:** A request for approval of site, architectural, and landscaping plans to build a two-story building with an arcade, restaurant, and 18-hole miniature golf course on 1.6 acres on Condit Rd., between East Dunne Ave. and Tennant Ave., in a Planned Unit Development (PUD). (APN 817-12-004)

**Recommendation:** Adopt Resolution No. 02-025, approving request

**NEW BUSINESS:**

2. **SITE REVIEW AMENDMENT, SR-00-33: MONTEREY-CORNEJO:** A request to amend the approved landscape plan for a 3,516-sf professional office development located at 16270 Monterey Rd. (APN 817-03-009).

**Recommendation:** Approve by minute action.

3. **SITE REVIEW, SR-02-05: VINEYARD-NICHOLSON VI:** A request for site, landscape and architectural plan approval for the construction of a 19,933-sf light industrial building on a 1.34-acre site. The subject site is located at 16250 Vineyard Blvd in the ML, Light Industrial zoning district. (APN 817-05-065)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 02-026, approving request.

4. **SITE REVIEW AMENDMENT, SRA-01-26/SRA 01-27: LLAGAS-DELCO/DIVIDEND:** A request to amend the approved architectural plans for the Monte Villa and Twin Oaks projects located on a 25.6 acre site on the south side of Llagas Rd., approximately 350 ft. west of the Llagas/Hale Ave. intersection. (APNS 764-32-005. 010 & 012)

**Recommendation:** Open Public Hearing/Adopt Resolution Nos. 02-027 & 02-029, approving request.

5. **SITE REVIEW AMENDMENT, SRA-01-14: MALAGUERRA-MANCIAS:** A request to amend the approved landscape plan for a 15-lot subdivision located off Malaguerra Rd., just north of Sullivan Ct. (APNs 728-35-016 & -017)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 02-028, approving request.

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6. **SITE REVIEW, SR-02-19: DEPOT-THE GRAINERY:** A request for preliminary review of site and architectural plans for a remodel and conversion of the former Isaacson Grains building to a commercial office building. The project is located at 17500 Depot Street in the CC-R, Central Commercial Residential District. (APN 726-14-059)

**Recommendation:** Discussion and provide preliminary comments on the proposed building elevations.

**OTHER BUSINESS:**

7. **REVIEW OF THE PRELIMINARY DRAFT OF THE ARCHITECTURAL REVIEW HANDBOOK:**

**Recommendation:** Discussion.

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.*

***NOTICE***

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure*

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